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of Main Street (Maryland Route 144) and 4.00 feet east of a stone foundation of the W. Franklin Smith House and running thence with Main Street:

1. North 84° 30' 00" East 29.00 feet to an iron pipe; thence leaving Main Street and running,
  2. North 05° 30' 00" West 100.00 feet to an iron pipe; thence
  3. North 84° 30' 00" East 46.82 feet to an iron pipe; thence
  4. North 05° 30' 00" West 230.00 feet to an iron pipe on the south side of a 16.5 foot alley thence with the alley,
  5. South 84° 30' 00" West 75.82 feet to an iron pipe; thence
  6. South 05° 30' 00" East 330.00 feet to the place of beginning;
- containing 20,338.60 square feet of land, more or less.

BEING ALL and the same lot or parcel of land which, by deed dated September 15, 1972, recorded among the aforesaid Land Records in Liber 889, folio 714&c., Anna H. Robbin granted and conveyed unto Edward W. Sanger and Mignon M. Sanger, his wife.

SUBJECT, NEVERTHELESS, to the terms, conditions, stipulations and agreements contained in a boundary line agreement between William Franklin Smith, et ux., and Edward W. Sanger, et ux., acknowledged March 28, 1973, recorded among the aforesaid Land Records in Liber No. 907, folio 457&c.

TOGETHER WITH the buildings and improvements thereon and all and singular the rights, roads, ways, waters, privileges, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and TO HOLD the above described real estate unto the said Pierce MacNair and Margaret P. MacNair, his wife, as joint tenants with right of survivorship, and not as tenants in common, their personal representatives, heirs and assigns, forever in fee simple.

AND the said grantors hereby covenant that they will warrant specially the land and premises hereby conveyed and that they will execute such other and further assurances thereof as might be necessary or requisite.

WITNESS the hands and seals of the grantors.

Witness:

Riggs T. Webb, Jr.

Edward W. Sanger (SEAL)  
Edward W. Sanger

Mignon M. Sanger (SEAL)  
Mignon M. Sanger